

# **NORTH LITTLE ROCK BUILDING AND HOUSING BOARD OF ADJUSTMENT**

## **MINUTES**

**August 11, 2009**

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**The meeting of the North Little Rock Building and Housing Board of Adjustment was called to order by Vice-Chairwoman Zap at 9:32 A.M. in the Community Planning Office conference room.**

### **Members Present:**

**Tommy Cupples  
Brad Hughes  
Basil Shoptaw  
Karen Zap**

### **Members Absent:**

**Phillip Davis**

### **Staff Present:**

**Robert Voyles, Director of Planning  
Wade Dunlap, City Planner  
B. J. Jones, Secretary**

### **Others Present:**

**Bobby Nichols, Chandler Signs  
Nick McGee, Pinnacle Hotel Group**

### **APPROVAL OF MINUTES:**

Mr. Shoptaw made a motion to approve the minutes from the previous meeting.

Mr. Hughes seconded the motion and there was no dissent.

Ms. Zap formed a motion to excuse Mr. Davis' absence from the meeting.

Mr. Shoptaw seconded the motion and there was no dissent.

## **OLD BUSINESS**

NONE

## **NEW BUSINESS**

1. **BHBA Case # 528** – Mr. Rocky Govind, McCain Lodging, representing Hilton Garden Inn at 4100 Glover Lane – To allow a wall mounted sign on the south side of the building not facing the street frontage, allowing a sign on a second façade of the building in a C-3 zoning district.

Chairwoman Zap asked the applicant to state his name for the record and to explain the request.

Mr. Bobby Nichols stated his name for the record and explained that he is building the signs for the project. He added that his sign company, Chandler Signs, would install the signs for the Hilton Garden Inn.

Mr. Nick McGee was also in attendance on behalf of the hotel. He is the chief financial officer for Pinnacle Hotel Group.

Mr. Dunlap explained that the hotel is seeking permission to place signage on the south face of the building for visibility from McCain Blvd. Due to the setback from McCain Blvd, the hotel faces Glover Lane with no good visibility from McCain Blvd.

Mr. Voyles noted that hotel representatives had attended City Council meeting last night for approval of a monument sign in combination with the adjacent bank. He explained that the ordinance allowed for signage on the front of a building, but the hotel actually faced Glover Lane rather than McCain Blvd.

Mr. Dunlap displayed photographs to illustrate the request.

Mr. Hughes asked if the requested signage would be located on the gable of the building.

Mr. McGee replied in the affirmative.

Mr. Voyles interjected that staff could approve signage for one gable, but it was necessary for the Sign Board to authorize the two that are requested.

Mr. Hughes voiced his support of the good job the hotel is doing and formed a motion to grant the applicant's request.

Mr. Cupples seconded the motion and it passed with a unanimous vote.

**ADMINISTRATIVE:**

The Board questioned Mr. Dunlap regarding the other three cases that had been scheduled.

Mr. Dunlap explained that case #529 had forgotten the meeting and when Sheryl Ricker had called him, he asked to postpone.

Mr. Dunlap explained that case #530 had failed to give proper notice and been forced to postpone. He added that case #531 was postponed due to deliberation between legal representatives regarding where the case should be heard.

Mr. Voyles added that case #531 had initially been scheduled for the Board of Adjustment, but legal counsel for the applicant had asked to schedule the hearing before this Board. In the interim, there has been additional discussion if this is indeed the proper avenue. The City Attorney's office is still reviewing the matter, therefore the case is postponed.

Mr. Voyles explained that a sign had been damaged in the storm. The non-conforming sign is blight, but the matter is not a major crisis. He also noted that he had offered to allow both the Board of Adjustment and Sign Board to hear the case together, but the applicant had declined that offer.

**PUBLIC COMMENT / ADJOURNMENT:**

Mr. Shoptaw made the motion to adjourn at 9:45am and there was no dissent.

**PASSED: \_\_\_\_\_ RESPECTFULLY SUBMITTED:**

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**KAREN ZAP, VICE-CHAIRWOMAN**

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**ROBERT VOYLES, DIRECTOR**